



# City of Highland

## Department of Community Development Building Division

### City of Highland Combined Planning and Zoning Board Minutes of the September 1, 2010 meeting

Chairperson Korte called the meeting to order at 7:00 p.m. Members present were Gallatin, Koehnemann, Lodes, Painter, Voegele, Vance, and Korte. Also present were City Attorney Long, Chief Building & Zoning Official Limestall, Recording Secretary Walter, and four citizens.

#### Minutes

The minutes of the July 7, 2010 meeting were approved with no corrections or additions.

#### Public Comment

Chairperson Korte opened the Public Comment section advising the audience this is only for non-agenda items. Having received no comments Chairperson Korte closed the Public Comment Session. Korte swore in all attendees wishing to speak during the Public Hearing session.

#### Public Hearing

Chairperson Korte opened the Public Hearing for a Special Use permit to allow beekeeping at 2750 Broadway Highland IL request by Wendell Watson 2750 Broadway Highland IL. Wendell Watson and his daughter, Ansley, were present to answer any questions. Limestall explained the Council approved an amendment to the Zoning Code allowing beekeeping by Special Use with conditions on July 19, 2010. The Wendell's are now requesting a Special Use to allow beekeeping at their residence. Watson has submitted a plot plan indicating the location of the hive, distances to property, and a letter of compliance to the City. He has met all the required conditions of the Special Use. Mr. Watson explained the process of beekeeping, the safety measures taken, and the nature of bees in general. He also requested the Special Use be a Perpetual Special Use. The \$125.00 annual renewal fee is quite significant for them to pay every year. Gallatin questioned what the \$125.00 fee was. Watson explained he would have to pay the fee to the City every year in order to renew the Special Use permit. Voegele questioned what the State requirements are. Watson explained the applicant fills out a form and submits it to

the State. There is no charge for the permit and the State conducts yearly inspections on the hives. Vance questioned how long the Watson's have had beehives. Ms. Ansley Watson commented she has had two hives, outside City limits, for 3-4 years. She began as an Ag project thru school recording the daily activity of the bees, honey produced, etc. Vance questioned if she plans to sell the honey. Ms. Watson commented she would like to once the hives become established and producing more honey. Both Korte and Vance stated there are numerous communities in the Metro –East /St. Louis area that allow beekeeping. Phil Klostermann, 2750 Broadway Highland IL, is the neighbor adjacent to the Watson property and stated there is no reason to be afraid of bees and supports Ansley's endeavor. Hearing no further comments Korte closed the Public Hearing. Limestall stated the City recommends approval of a Perpetual Special Use Permit providing all conditions are in compliance. If compliance is not met then the stipulation that it reverts to an Annual renewal will be invoked. Motion made by Voegele to recommend approval of a Perpetual Special Use Permit with conditions as outlined by ordinance. Seconded by Koehnmann. Korte entertained discussion on the matter. Korte asked if there are provisions in the ordinance to address problems/issues. If Watson's would have to renew in December would they have to pay the full \$125.00 again. Limestall stated yes to both questions. Voegele and Koehnmann both stated they don't have a problem with recommending approval of a perpetual special use. Voegele stated no neighbors have voiced an opposition to the bees. Lodes stated beekeeping is a very worthwhile project and applauds Ms Watson. Hearing nothing further Korte closed the discussion. Roll call taken. All voted yes. Motion carried.

Chairperson Korte opened the discussion for the following City requests:

1. The Comprehensive Plan was adopted in 2006. Limestall explained the need to update and/or include the I-70 Gateway Plan, Resource Plan, Master Trail Plan, Storm Water Management Plan, Transportation, Future Land Use and Growth Plans. The members requested the updates and inclusions be submitted to them a little at a time and not all at once. Lodes requested Director Gillespie be present at the Land Development and Storm Water Management development process. Voegele asked the status on the I-70 interchange. Limestall stated it's in IDOT hands now and they are beginning their transportation studies. It may be a slow process but it is beginning. Korte suggested the public attend future meetings.
2. Limestall handed out information on Sustainable Design and the Conservation Handbook. He suggested forming a committee of developers, board members, realtors, financial, citizens, etc. to help with the development process. Board consensus was to move forward with a Land Development code committee selection.
3. Zoning Code – Limestall explained the need for clarification of certain sections. Voegele stated this is staffs expertise and would like them to present recommendations to the board at a future meeting.

Korte advised the attendees these petition would be on the September 20, 2010 Council meeting agenda.

Adjournment at 8:00 p.m.

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